



# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, James C. Lunceford legal owner of the property situate ir altimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 105.1.A.2.a to permit a side yard setber of 3' from the street right-of-way line and 33' from the centerline of a street in lieu of the required 35 and 60' respectively for an addition to the existing service station. Section 105.1.C.10 to permit a minimum lot area of 12,550 square feet in lieu of the required 17,550 square feet

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

- 1. The existing ore bay service station has existed on the sile for many years.
  I need the additional service bays and due to the levout of existing building the proposed layout is most feasible.
- 2. Lot width with B.R. setback greatly restricts building width.

	I, or we,	is to be posted and advertised as agree to pay expenses of above Variurther agree to and are to be bound inty adopted pursuant to the Zoning	by the zoning regulations and restrictions of
בט ירטוי ו	a Jan	Contract purchaser	James C. Lunceford Legal Owner  Address 8000 Pulaski Highway
MEUEIVED	Address		Baltimore, Maryland 21237 687-9619
元式	✓ Address	Petitioner's Attorney	Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this\_\_\_\_\_

of \_\_\_\_\_\_, 197 9, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

Chairman

Department of

Pire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Bureau of

Industrial

Traific Engineering

State Roads (Camission

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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January 25, 1980

COUNTY OFFICE BLDG. 111 W. Chesapeuke Ave. Towson, Maryland 21204 Mr. James Lunceford 8000 Pulaski Highway Baltimore, Maryland 21237 000 Nicholas B. Commodari

RE: Item No. 16 Petitioner - Lunceford Variance Petition

MOMBERS Dear Mr. Lunceford: Engineering

NBC/sf

Encl. cc: Frank S. Lee

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to construct a two-bay addition to be used for diagnostic service to the existing service station, this Variance for setbacks and area is required.

As you are aware, the scheduling of this petition was delayed until the proposed widening of Chesaco Avenue was finalized. Enclosed with these comments is a revised comment from the Dureau of Engineering dated December 11, 1979, which indicates a proposed right-of-way for this road of 60 feet. In view of the fact that revised site plans were submitted reflecting this right-of-way and those comments of the State Highway Administration, I proceeded to schedule the petition for a hearing.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

NICHOLAS B. COMMODARI, Chairman

Zoning Plans Advisory Committee

RE: PETITION FOR VARIANCES NW/S of Pulaski Hwy. and

BEFORE THE ZONING COMMISSIONER

NE/S of Chesaco Ave., 15th District OF BALTIMORE COUNTY

:::::::

JAMES C. LUNCEFORD, Petitioner Case No. 80-145-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Lote May Zimmerian Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County County Office Building Towson, Maryland 21204 494-2188

in the distance of the

I HEREBY CERTIFY that on this 11th day of January, 1980, a copy of the aforegoing Order was mailed to Mr. James C. Lunceford, 8000 Pulaski Highway, Baltimore, Maryland 21237, Petitioner.

BALTIMORE COUNTY

**ZONING PLANS** 

ADVISORY COMMITTEE



PETITION AND SITE PLAN

**EVALUATION COMMENTS** 

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WOR
TOWSON, MARYLAND 21204 BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS

December 11, 1979

Mr. William E. Hammond Zoning Commissioner Courty Office Building Towson, Maryland 21204

> Re: Item #16 (1979-1980) Property Owner: James C. Lunceford N/WS Pulaski Highway & N/ES Chesaco Avenue Existing Zoning: BR - CS-1 Proposed Zoning: Variance to permit side setbacks of 12' and 20' instead of the required 30' (BR) to permit a lot area of 14,000 sq. ft. instead of the required 15,000 sq. ft. minimum area. Acres: 14,000 sq. ft. pistrict: 15th

Dear Mr. Hammond:

The following comments are amended to our comments, dated August 23, 1979.

Amended Highway Comments:

The highway comments, August 23, 1979, are amended only in regard to Chesaco Avenue, as follows:

Chesaco Avenue, an existing County road, is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way in the vicinity of this property. Highway right-of-way widening, including a fillet area for sight distance at the intersection and any necessary revertible easements for slopes, will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering, Highway Design Section.

Very truly yours,

Ellswart 11 Dins / to 1976 ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: FWR:ss

cc: J. Trenner J. Somers

J. Wimbley

J-SE Key Sheet 8 & 9 NE 20 Pos. Sheets NE 2 & 3 E Topo 89 Тах Мар

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON MARYLAND 21204 \*\*\*\*\*\*\*\*\*\*

August 23, 1979

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

PROPRIEN M. MOURING

Jih: CHOK

Re: Item #16 (1979-1980) Property Owner: James C. Lunceford N/WS Pulaski Highway & N/ES Chesaco Avenue Existing Zoning: BR - CS-1 Proposed Zoning: Variance to permit side setbacks of 12' and 20' instead of the required 30' (BR) to permit a lot area of 14,000 square feet instead of the required 15,000 square feet minimum area. Acres: 14,000 sq. ft. District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Pulaski Highway (U.S. 40) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Chesaco Avenue, an existing County road, is proposed to be improved in the future as a 50-foot closed section roadway on a 70-foot right-of-way in the vicinity of this property. Highway right-of-way widening, including a fillet area for sight distance at the intersection and any necessary revertible easements for slopes, will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering, Highway Design Section.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County and State Highway Administration Standards, as applicable.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Mr. James Lunceford 8000 Pulaski Highway Baltimore, Maryland 21237

cc: Frank S. Lee 1277 Neighbors Avenue Baltimore, Maryland 21237

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Your Petition has been received and accepted for filing this 19th

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

WILLIAM E. HAMMOND

Lunceford Petitioner

Petitioner's Attorney

of December , 1979 .

Zoning Commissioner

Chairman, Zoning Plans Advisory Committee

Item #16 (1979-1980) Property Owner: James C. Lunceford August 23, 1979

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances c amages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There are public 12-inch water mains and 8-inch sanitary sewerage in Chesaco Avenue and Pulaski Highway. There is also a 36-inch public water main in Pulaski

Very truly yours,

ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: FWR: ss

cc: J. Trenner J. Somers J. Wimbley

J-SE Key Sheet 8 & 9 NE 20 Pos. Sheets NE 2 & 3 E Topo 89 Tax Map

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Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the g nting of the Variances requested will not adversely affect the health, safety, and get ral welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_\_ day of \_\_\_April\_\_\_\_, 19.80, that the herein Petition for Variances to permit a side yard setback of 3 feet from the right-of-way line of Chesaco Avenue in lieu of the required 35 feet, a setback of 33 feet from the centerline of Chesaco Avenue in lieu of the required 60 feet, and a minimum lot area of 12,550 square feet in lieu of the required 17,550 square feet, for the expressed purpose of constructing an addition to the existing automotive-service station which consists of 2 bays for auto diagnostic services, should be and the same is GRANTED, from and after the date

of this Order, subject, however, to the following restrictions: 1. Compliance with the site plan prepared by Frank S. Lee, dated June 26, 1979, and revised December 5, 1979. 2. Compliance with the comments submitted by the Maryland

Department of Transportation, dated August 8, 1979. 3. Approval of the aforementioned site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

> Zoning Commissioner of Baltimore County



Maryland Department of Transportation

James J. Q'Donnell M. S. Caltrider

August 24, 1979

Mr. William E. Hammond Zoning Commissioner County Office Bldg. Towson, Maryland 21204 Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Item 16 James Lunceford Service Garage Pulaski Hwy. (Route 40) @ Chesaco Ave. Revised Plan

Dear Mr. Hammond:

The subject plan, revised 8/10/79, does not reflect our comments. It is our opinion that the plan should be revised prior to the hear-

Very truly yours,

Charles Lee, Chief Bureau of Engineering Access Permits

CL:JEM:vrd

July a player By: John E. Meyers

My telephone number is (301) 383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



DIRECTOR

STEPHEN E. COLLINS

August 28, 1979

 Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Item No. 16 Property Owner: Location: Existing Zoning: Proposed Zoning:

- ZAC - July 24, 1979 James C. Lunceford N/W Side Pulaski Highway & N/E Side Chesaco Ave. Variance to permit side setbacks of 12' & 20' instead of the required 30' (BR) to permit a lot area of 14,000 sq. ft. instead of the

required 15,000 sq. ft. minimum area.

Acres:

District:

14,000 sq. ft.

Dear Mr. Hammond:

The requested Variance to the side setback and lot area are not expected to cause any major traffic problems.

The entrances along Pulaski Highway will be subject to the State Highway Administration's approval.

> Michael S. Flanigan Engineer Associate II

> > IJF/JRP/fth6

department of health TOWSON, MARYLAND 21204

DCNALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

September 12, 1979

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #16, Zoning Advisory Committee Meeting of July 24, 1979, are as follows:

> Property Owner: James C. Lunceford Location: Existing Zoning: B.R. - CS-1

N/W Side Pulaski Highway & N/E Side Chesaco Avenue Proposed Zoning: Variance to permit side setbacks of 12' & 20' instead of the required 30' (BR) to permit a lot area of 14,000 sq. ft. instead of the required 15,000 sq. ft. minimum area.

14,000 sq. ft. Acres: District:

Metropolitan water and sewer exist.

A Permit to Construct from the Division of Air Pollution Control is required for such items as paint spray processes, underground gasoline storage tank/s (5.000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

BUREAU OF ENVIRONMENTAL SERVICES



Maryland Department of Transportation

State Highway Administration

James J. O'Donnell Secretary M. S. Caltrider

August 8, 1979

Mr. William E. Hammond Zoning Commissioner County Office Bldg. Towson, Maryland 21204 Re: Z.A.C. Meeting July 24, 1979

Attn: Mr. N. Commodari

Item 16: Property Owner: James C. Lunceford Location: N/W Side Pulaski Highway (Rte. 40) & N/E Side Chesaco Avenue Existing Zoning B.R. - CS-1

Proposed Zoning: Variance to permit side setbacks of 12' & 20' instead of the required 30' (BR) to permit a lot area of 14,000 sq. ft. instead of the required 15,000 sq. ft. minimum area. Acres: 14,000 sq. ft.

District: 15th

Dear Mr. Hammond:

The east entrance from Pulaski Highway is over 40' wide. The entrance must be narrowed by lengthening the island between the entrances. This will provide for a greater separation of the entrances and provide more protection for the gas pumps. The depth of the island should be increased so as to minimize the area within the State right of way that is used for the commercial operation.

The plan must be revised prior to a hearing date being assigned.

Very truly yours, Charles Lee, Chief Bureau of Engineering Access Pemrits

- horangen

CL: jm:gf

By: John Meyers

My telephone number is (301) 383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



Paul H. Reincke

August 10, 1979

Zoning Agenda Meeting of 7/24/79

William E. Hammond Office of Planning and Zoning Baltimore County Office Building Touson, Haryland 21204

Attention: N. Commodari, Chairman Zoning Advisory Committee

Ro: Property Olmer. James C. Lunceford

Location: N/W Side Pulaski Highway & N/E Side Chesaco Avenue

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_\_fert along an approved road in accordance with Baltimore County Standards as published by the Department of Public Morks.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_ EXCERDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to escupancy or beginning of operations.

(x) 5. The buildings and structures excisting or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1975 Edition prior to occupancy.

( ) 5. Site plans are approved as drawn.

( ) 7. The Fire Provention Dureau has no comments, at this time.

REWITTE Cot Special Inspection Division

Rewitten Cot Special Inspection Division

baltimore county office of planning and zoning TOWSON, MARYLAND 21204 (301) 494 3211 John D. Seyffert **POWKHXKAXX** 

September 13, 1979

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204

Dear Mr. Hammond:

Comments on Item #16, Zoning Advisory Committee Meeting, July 24, 1979, are as follows:

Property Owner: James C. Lunceford Location: N/W side Pulaski Highway & N/E side Chernus Existing Zoning: B.R.-C.S.1 Proposed Zoning: Variance to permit side setbacks of 12' and 20' instead of the required 30' (BR) to permit a lot area of 14,000 sq. ft. instead of the required 15,000 sq. ft. minimum Acres: 14,000 sq. ft. District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

Current Planning and Development

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date August 13, 1979 TO Nick Commoderi Ted Burnham

Zoning Advisory Committee SUBJECT Meeting of July 24, 1979 TTEM NO. 13 Standard Comment

ITEM NO. 14 See Comment ITEM NO. 15 See Comment / ITIM NO. 16 Standard Comment ITHM NO. 17 No Comment ITEM NO. 18 See Comment and referral to Mr. Joseph Nolan ITEM NO. 19 Standard Comment

Standard Comment

Revised - See Comments

Charlo & Sumbon Ted Burnham, Chief

Plans Review

TB:rrj

ITEM NO. 20

ITEM NO. 223

MSF/hmd

Date: July 18, 1979

Mr. S. Eric DiNenna Zoning Commissioner Baltimore County Office Building Towson, Maryland 21204

Z.A.C. Meeting of: July 24, 1979

RE: Item No: 13, 14, 15, 16, 17, 18, 19, 20 Property Owner: Location: Present Zoning: Proposed Zoning:

> District: No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours, W. Nick Petrovich, Field Representative

JOSEPH N. MCGOWAN, PRESIDENT T. BAYARD WILLIAMS, JR., VICE-PRESIDENT MARCUS H. BUTBARIS

・ウェン・ファイナンが成立します。「お客」のお客様ない、からなるから機能 またりはなるのである。

THOMAS H. BOYER MRS, LORRAINE F, CHIRCUS ROGER B. HAYDIN

MRS, MILTON R. SMITH, JR. RICHARD W. TRACEY, D.V.M.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

~Your Petition	has been	received a	nd accepted for fi	ling this	19	day
of Lee.	_, 19/7		/		6.	
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			Illian	- Z D	<u>/</u>	/
			WILLIAM E. H	AMMOND		
,	,	Λ	Zoning Commis	sioner		

Chairman, Zoning Plans Advisory Committee

, <sup>, , , , ,</sup>										
PETITION	MA	MAPPING			PROGRESS			SHEET		
	Wall	II Map Original		ginal	Duplicate		Tracing		200 Sheet	
FUNCTION	date	by	date	Ьу	date	by	date	by	date	by
Descriptions checked and cutline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: DAS					sed Pl ge in o		e or de	script	ion	_Yes _No
Previous case: None	<i>~</i>			Map	#		··- <del></del>			

Phone: 687-6922

## FRANK S. LEE Regi. tered Land Surveyor

1277 NEIGHBORS AVE. -- BALTIMORE, MD. 21237

June 5, 1979

Northeast corner of Pulaski Highway and Chesaco Avenue 15th District Baltimore County, Maryland

Beginning for the same at the intersection of the northwest side of Pulaski Highway with the northeast side of Chesaco Avenue, and thence running and binding on the northwest side of Pulaski Highway North 58 degrees 57 minutes 13 seconds East 100 feet, thence leaving Pulaski Highway for two lines of division as follows: - North 47 degrees 21 minutes 32 seconds West 140 feet and South 58 degrees 57 minutes 13 seconds West 100 feet to the northeast side of Chesaco Avenue, and thence running and binding on the northeast side of Chesaco Avenue South 47 degrees 21 minutes 32 seconds East 140 feet to the place of beginning.

Containing 14,000 square feet of land .



PETITION		\PPI	NG	PROGRESS			SHEET			
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FUNCTION	date	by	date	by	date	Ьý	date	by	dote	by
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Petition number added to outline										
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Granted by ZC, BA, CC, CA										
Reviewed by: DAS					ed Pla 30 in ot		or des	cripti		
Previous case: None				Map :	#				<del></del>	_No

80-145-A

### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15	Date of Posting 1/19/30
Posted for: Letation for.	Mangarian
Petitioner:	Limithord arhi: Thomas & NE15 & Chiman
Location of property: 4744/2 /2 //	Million Mary 1 4 Wald Z. Green
Location of Signs: few 22.	unporty Goung Julaski Haya
Remarks: 41944 LE To 2002	1 in course dece to conservate liel
Posted by Sieal' Letter	Man Date of return: 1/25/80
Signature	•

### BA' 'IMORE COUNTY, MARY' 'ND

#### INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond January 11, 1980 Zoning Commissioner John D. Seyffert, Director Office of Planning and Zoning

SUBJECT Petition No. 80-145A Item 16

Petition for Variance for side yard setbacks and minimum lot requirements Northwest side of Pulaski Highway and Northeastern side of Chesaco Avenue

Fifteenth District

HEARING:: Tuesday, February 5, 1980 (9:30A.M.)

This office is not opposed to the granting of the petitioner's request. If granted, it is recommended that a detailed landscaping plan, approved by the Division of Current Planning and Development be required.

John D. Seyffert, Director Office of Planning and Zoning

Mr. James C. Lunceford 8000 Pulaski Highway Baltimore, Maryland 21237

> RE: Petition for Variances NW/S of Pulaski Highway and the NE/S of Chesaco Avenue - 15th James C. Lunceford - Petitioner NO. 80-145-A (Item No. 16)

Dear Mr. Lunceford:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

April 4, 1980

WILLIAM E. HAMMOND Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire People's Counsel

PETITION FOR VARIANCE 15h DISTRICT		
ZONING: Petition for Variar or side yard setbacks and mininum lot requirements LOCATION: Northwest side of Pulsaki Highway and Northeastern side of Chesaco Avenue	CERTIFICATE OF PU	BLICATION
DATE & TIME: Tuesday, February 5, 1980 at 9:30 A.M. PUBLIC HEARING: Room 105 County Office Building, 111 W	TOWSON, MD.,January	/_17, 193Ω
Chesapeake Avenue, Towson, Maryland	THIS IS TO CERTIFY, that the am	nexed advertisement was
The Zoning Commissioner of Bal- timore County, by authority of the Zoning Act and Regulations of		
Baltimore County, will hold a public	published in THE JEFFERSONIAN, a w	
Petition for a Variance to permit a side yard setback of 8 feet from the street right-of-way and 33 feet from	and published in Towson, Baltimore Co	unty, Md., once in wach:
the centerline of a street in Heu of the required 35 and 60 feet respectively for an addition to the exist-	ofone time spereochecorecks bef	ore the 5th
ing service station and to permit a nanimum lot area of 12,550 square feet in lieu of the required 17,550	day of _February, 19.	SQ_, the first publication
square feet The Zoning Regulations to be ex-	appearing on thel7tbday of	
cepted as follows: Section 405.4.A.2—Setbacks Section 405.4.C.10 — Auto diagnostic		
centers All that parcel of land in the Fif- teenth District of Baltimore County	19.82	
Beginning for the same at the in-tersection of the northwest side of Dulaski Highway with the northeast	CO O THE	JEFFERSONIAN,
side of Chesaco Avenue, and thence running and binding on the north- west side of Pulaski Highway North	<u> Linteren</u>	Manager.
58 degrees 57 minutes 13 seconds		Manager.
ki Highway for two lines of division as follows: — North 47 degrees 21 minutes 32 seconds West 140 feet	Cost of Advertisement, \$	
and South 58 degrees 57 minutes 13 seconds West 100 feet to the north-east side of Chesaco Avenue, and		
thence running and binding on the northeast side of Chesaco Avenue South 47 degrees 21 minutes 32 sec-		
onds East 140 feet to the place of beginning. Containing 14,000 square feet of		
land.		
Lunceford, as shown on plat plan filed with the Zoning Department Hearing Date: Tuesday, February		
5, 1980 at 9:30 A.M. Public Hearing: Room 105, Country Office Building, 111 W. Chesa-		
peake Avenue, Towson, Maryland.  By Order Of  WILLIAM E. HAMMOND,	and the second s	and the second second second second second
Zoning Commissioner of Ealtimore County	a harman and the control of the deal of the second of the	ويترسد والأراك والمراوية الموارق فالمتعلقين والمتواصية والمتعاقب والمتعارض والمتاريخ والمتعارض والمتعارض والمتاريخ
S Jan. 17.	BALTIMORE COUNTY, MARYLAND OFFICE OF FINAL F. REVENUE DIVISION	No. 78763

MISCELLANEO CASH RECEIPT

FOR Variance - filing fee

RECEIVED James C. Lunceford, 8000 Pulsski Highway 21237

VALIDATION OR SIGNATURE OF CASHIER

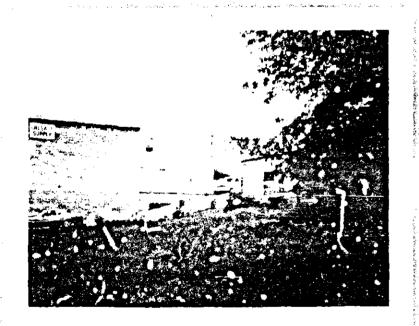
3500 Ac

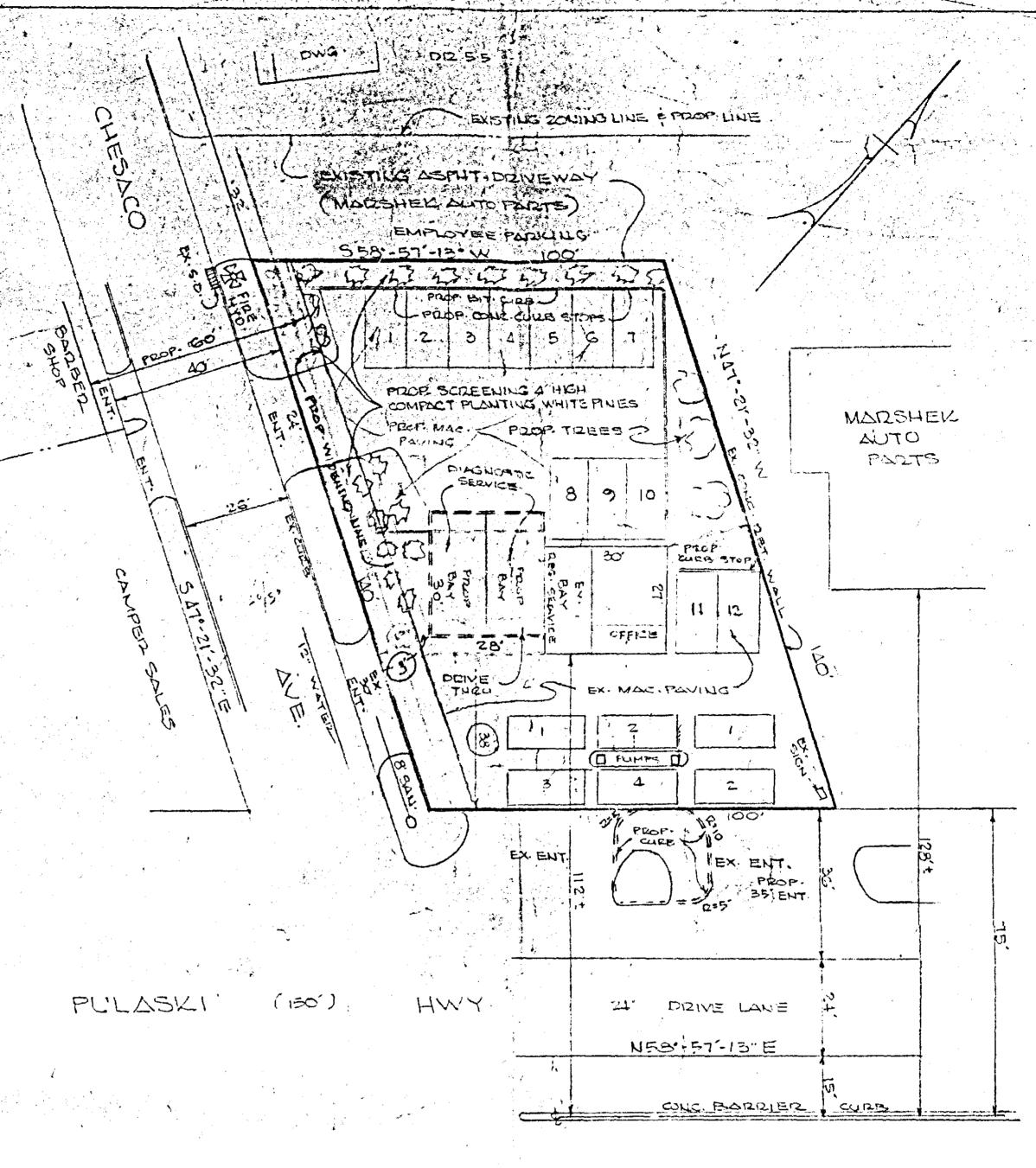
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	PETITION FOR	The state of the s	
1 mg 185 - 1	VARIANCE		
	15th District		•
	Zoning: Petition for Variance	THE ESSEX TIMES, INC	c.   ·
\$	for side yard setbacks and minimum lot requirements.	812 EASTERN BLVD	1
3	Location: Northwest side of	BALTIMORE, MD 21221	
d a s	Pulaski Highway and		
3	Northeastern side of Chesaco Avenue.		
4	Date & Time: Tuesday,	Bel Air, Md.,	17 19
8	February 5, 1980 at 9:30 A.M.	Del Air, Mu.,	
	Public Hearing: Room 106, County Office Building, 111 W.	$\checkmark$	
	Chesapeake Avenue, Towson,	This is to Cert	if w
	Maryland.		ify, That the annexed
	The Zoning Commissioner of Baltimore County, by authority	1 + + - 1/2 /	1124
	of the Zoning Act and		- Carina
	Regulations of Baltimore		1 .
	County, will hold a public	ians in	une or
	hearing: Petition for Variance to		56X -
	permit a side yard setback of 3	was inserted in THE AR	<b>956</b> , a newspaper printe
	feet from the street right-of-way		
	and 33 feet from the centerline of a street in lieu of the required	and published in Harfor	d County, once in each
	35 and 60 feet respectively for	ه.	
	an addition to the existing	~	Successive
	service station and to permit a minimum lot area of 12,550	, W	adc. cas. //
	square feet in lieu of the		<del>_</del> :/
<b>A</b>	required 17,550 square feet.	weeks before the	day of
	The Zoning Regulations to be excepted as follows:		
9	Section 405.4.A.2 - Setbecks.	••	$\mathcal{A}$
	Section 405.4.C.10 - Auto	7.6 %	19
	diagnostic centers.  All that parcel of land in the		<del> </del>
	Fifteenth District of Baltimore	1 Sitt I know to	Publisher
* 1	County		r dutation.
	Beginning for the same at the intersection of the northwest		
	side of Pulaski Highway with		•
	the northeast side of Chesaco	Services of the second	
	Avenue, and thence running and binding on the northwest		
24 may 5 45 B	side of Pulaski Highway North	* 4 * 4	A STATE OF THE STA
in the state of th	58 degrees 57 minutes 13	•	
	seconds East 100 feet, thence leaving Pulaski Highway for		and the same and t
***	two lines of division as follows:	والمتعلق وال	No. 35601
7	North 47 degrees 21 minutes 32	BALTIMORE COUNTY, MARYLAND	NO. 53001
	seconds West 140 feet and South 58 degrees 57 minutes 13	OFFICE OF FINANCE - REVENUE DIVISION	
	seconds West 100 feet to the	OFFICE OF FINANCE REVENUE	
	northeast side of Chesaco	MISCELLANEOUS CASH RECEIPT	
:	Avenue, and thence running and binding on the northeast		1-662
	side of Chesaco Avenue South	DATE JEDUARY 29, 1980ACCOUNTO	1-002
*	47 degrees 21 minutes 32	#	
:	seconds East 140 feet to the place of beginning.	奏	\$59.00 (Cash)
2	Containing 14,000 square feet	MOUNT	\$59ales (
;	of land.	ि कु । प	
C.	Being the property of James C. Lunceford, as shown on plat		
	plan filed with the Zoning	FROM: JEMOS C. Lunceford	- 20 Pr-115-A
	Department.	FOR Advertising and Posting for	Casy No.
•	Hearing Date: TUESDAY, FEBRUARY 5, 1980	FOR ANY OTTER	
	AT 9:30 A.M.	:	
	Public Houring: Room 106,		
	County Office Building, 111 W.		50,000
	Chesapeake avenue, Towson, Maryland.	300 U 14 1	200
	BY ORDER OF	(ŏ o o	DE DE CASHIER
	WILLIAM E. HAMMOND Zoning Commissioner	VALIDATION OR SIGNATULE	
	Zoning Commissioner of Baltimore County		the state of the s
		The state of the s	

Kuneson in THE ANSIS, a newspaper printed in Harford County, once in each Posting for Case No. 80-115-4 ON OR SIGNATURE OF CASHIER









## PLAT TO ACCOMPANY PETITION TO VARIANCES

TO PERMIT A SIDE YARD SET BACK OF 3 FROM STREET POWIN LIEU OF RED 35 AND 33 FROM ! IN LIEU OF RED GO TO PERMIT A LOT OF 12,550 SQ.FT. IN LIEU OF THE DEQ 15,000 50.FT. THE SER SOLFT. (DIAGHOSTIC CENTER) TOTAL : 17,550 SOLFT.

EXISTING USE - SERVICE STATION (NON CONF. USE SIVEE 1941) PROP. USE - SERVICE STATION É DIAGNOSTIC SERVICE CENTER existing towns - Biz CSI PROPOSED ZONING, - SAME AIZEA OF EX AND FEUR BLDGS. = 1508 50. FT.

## PARKING DATA

No. OF SPACES DEQ. ( 3 PER BAY) F 12 SPACES No of Spaces provided

## ANCILLARY USES

VEHICLE REPAIR SERVICE - BODY, FENDERWORK, PAINT STRAY NOT PERMITTED TIME SALES SHE OF SMALL PAIRTS ACCESSOIZES MINOR ACCESSORIES VENDING MACHINES

DEC 1 9 79 PM OFFICE OF PLANNING & ZOHING

PHILA - 125.

PULLSEL HWY,

LOCATION MAP

NO SCALE

(1) ex. zoning - Belgs i

(2) ONE DISTRIBUTION ISLAND WITH 2 DOUBLE PUMPS CAPABLE OF SERVING A VEHICLES AT ANY ONE TIME.
(3) SITE AZEA REG. = 2 DEGUOSTIC BAYS - 2X1275: 2550 50 FT

WIT LESS THAN 15,000 SOUFT, + 2550 SOUFT, 17550 SOUFT. TARTUAL TITE : 12550 SG. FT. (4) LAUDSCAPE DEQ. - 0.09 X14000 = 700 50. FT (LAUC PROV. = 1200 50 FT. CONSISTING OF WHITE PINES

(6) LIGHTING - NON EXISTING



DEVISED 12-9-79 ELVISED 11-29-79 TEVISED - 5/10/-9

BEJ B BNART 1277 NEIGHBORS AVE.

OWNER JAMES LUUCEFORD PULLASKI HWY. BALTG, MD. 21237

isty eistrict bactmore county, machieud SCALE: 1:20 104181-6-25-77